

BOARD OF APPEAL REFERRALS

September 16, 1982

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2. Z-5763 David Orcha
206(r) Corey Road, Brighton 4236
3. Z-5764 John Veal
131 Centre Street, Dorchester
4. Z-5768 South Atlantic Realty Corp. - Sin Min Ma
192-194 South Street, Boston
6. Z-5778 Jose Rivera
184 School Street, Jamaica Plain
7. Z-5779 Patricia C. and Philip Brown
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8. Z-5782 Unification Church of Mass.
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21. Z-5822 Richard A. Brower
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24. Z-5830-5831 Back Bay Associates
399 and 415-421 Boylston Street, Boston

MEMORANDUM

September 16, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/21/82

Z-5762
John V. Cunney, Jr.
18 Hancock Street, Boston
near Cambridge Street

Four-story structure

District(s): apartment H-2-65 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from four apartments and store to five apartments.

Violation(s):

Dwelling converted for more families which does not meet requirements of open space is forbidden use.

Open space is insufficient.

Commercial use no longer appropriate at this location. Change to residential use is consistent with residential street and neighborhood. Recommend approval.

VOTED: In reference to petition Z-5762, John V. Cunney, Jr., 18 Hancock Street, Boston, for a forbidden use and variance for change of occupancy from four apartments and store to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Occupancy is consistent with residential street and neighborhood.



Z-5762
18 HANCOCK ST.
(B.P.)

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5763

David Orcha

206(r) Corey Road, Brighton
near Summit Avenue

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - one-family dwelling.

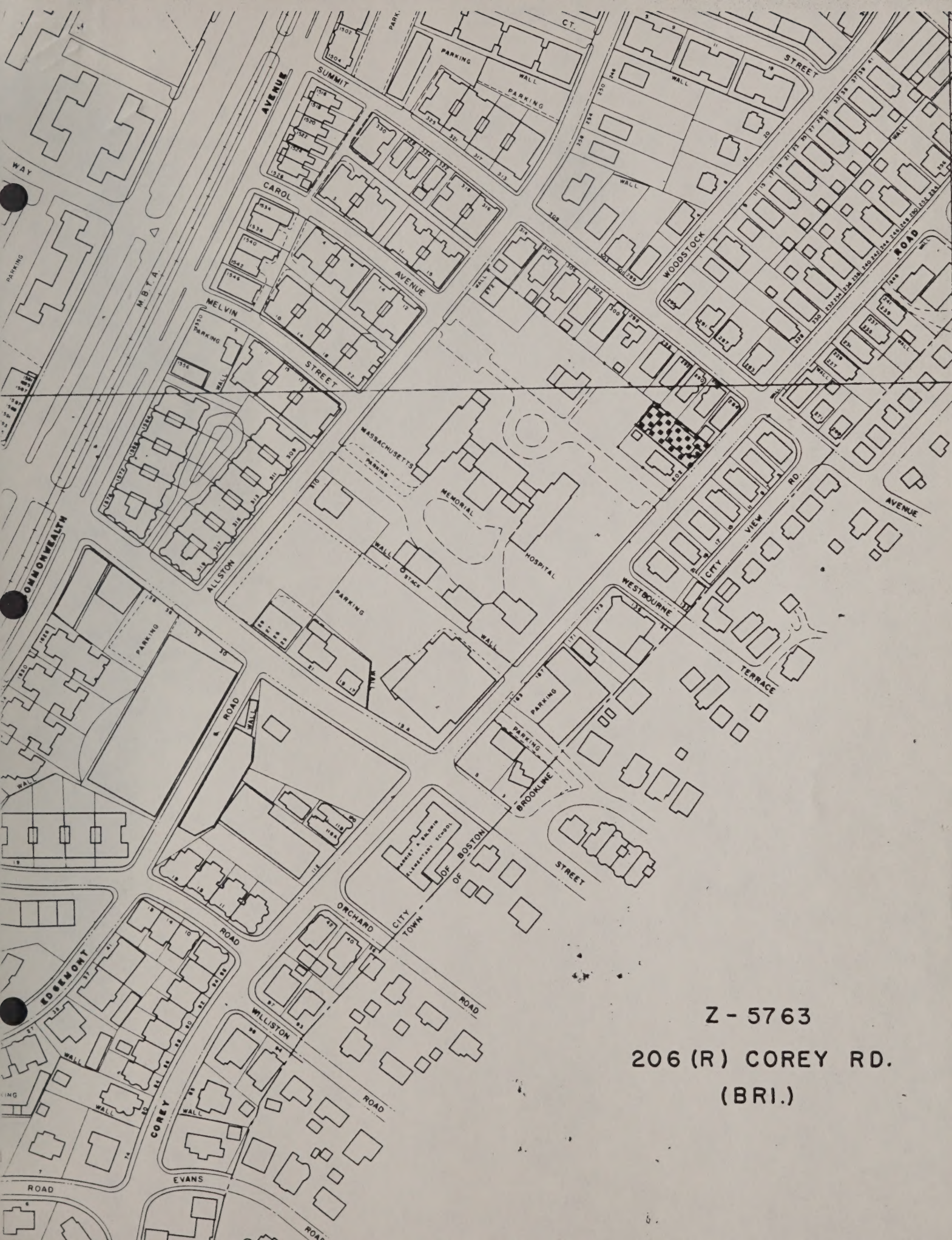
Violation(s):

Lot area, access to rear building, front, side, and rear yards are insufficient.

Floor area ratio is excessive.

Structure is a garage located in rear of a two-family dwelling. Access would be over existing driveway, a condition which could be hazardous to residents. Proposal would further establish unwanted precedent allowing residential conversion of garages. Recommend denial.

VOTED: In reference to petition Z-5763, David Orcha, 206(r) Corey Road, Brighton, for six variances to legalize occupancy as one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Structure is garage located in rear of a two-family dwelling. Access would be over existing driveway, a condition which could be hazardous to residents. Proposal would further establish unwanted precedent allowing residential conversion of garages.



Z - 5763

206 (R) COREY RD.
(BRI.)

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5764
John Veal
131 Centre Street, Dorchester
near Melbourne Street

1½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling and store.

Violation(s):

Variety store is forbidden use.

Front yard is insufficient.

Petitioner would operate a small neighborhood store. Resident reaction is mostly indifferent, with some support. No opposition. Recommend approval with provisos.

VOTED: In reference to petition Z-5764, John Veal, 131 Centre Street, Dorchester, for a forbidden use and variance for change of occupancy from one-family dwelling to one-family dwelling and store in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use extend to petitioner only and expire upon sale, lease, or other disposition of property; that any sign plans be submitted for design review.



Z-5764
CENTRE ST
(DOR.)

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5768
South Atlantic Realty Corp.
Sin Min Ma
192-194 South Street, Boston
near Kneeland Street

Six-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: change occupancy from storage-sale of food equipment and warehouse to storage-sale of food equipment, warehouse, and health club.

Violation(s):

Recreational or sports center conducted for profit is conditional use.

A late-hour recreational facility would have a detrimental impact on residential and commercial uses which are upgrading area. Recommend denial.

VOTED: In reference to petition Z-5768, South Atlantic Realty Corp., 192-194 South Street, Boston, for a conditional use for change of occupancy from storage-sale of food equipment and warehouse to storage-sale of food equipment, warehouse, and health club in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial. A late-hour recreational facility would have a detrimental impact on residential and commercial uses which are upgrading area.



ALBANY & A STREET YARDS

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PARKING

BOSTON
EDISON
CO.

SOUTH

POSTAL

ATLANTIC

SOUTH

UNION
PL.

LINCOLN

BEACH

PARKING
GARAGE

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ANNEX

SOUTH
STATION

AVENUE

PARKING

ATLANTIC

PURCHASE

SUMMER

192-94 SOUTH ST.
(B.P.)

Z-5768

SUMMER ST

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5778

Jose Rivera

184 School Street, Jamaica Plain
near Amory Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect addition to three-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Proposal consists of fire damage repair to third-floor apartment and extension of sidewalls for more living space. Recommend approval with proviso.

VOTED: In reference to petition Z-5778, Jose Rivera, 184 School Street, Jamaica Plain, for two variances to erect addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

Z-5778

184 SCHOOL ST.

(J.P.)



Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5779

Patricia C. and Philip Brown
305 Lamartine Street, Jamaica Plain
near Green Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

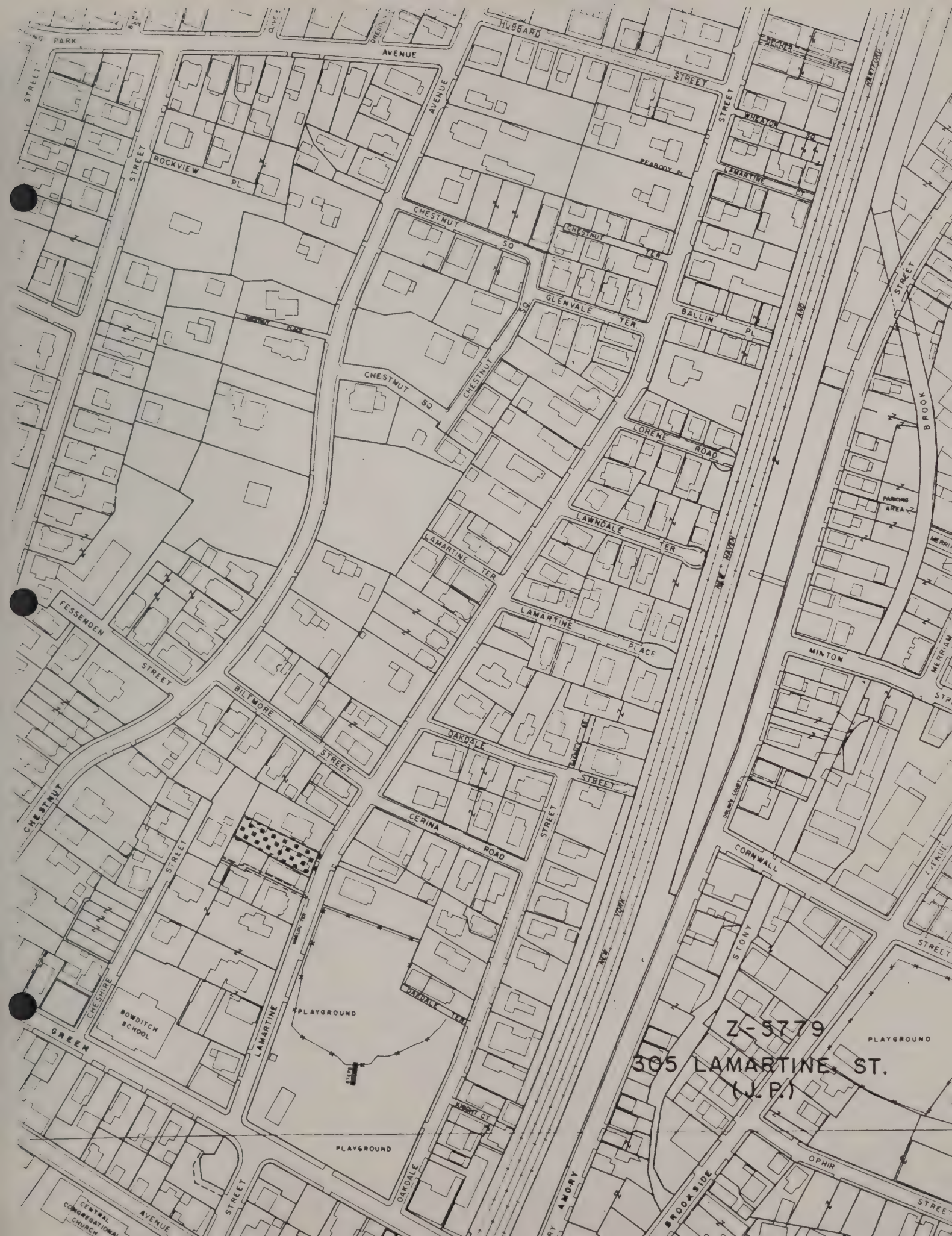
Purpose: change occupancy from three-family dwelling to two-family dwelling and day care center.

Violation(s):

Day care center is conditional use.

First floor of structure would be used to accommodate 23 children ages 3 months to 7 years. Center will be multicultural and bilingual, compatible with the neighborhood. No objections from abutters. Recommend approval.

VOTED: In reference to petition Z-5779, Patricia C. and Philip Brown, 305 Lamartine Street, Jamaica Plain, for a conditional use for change of occupancy from three-family dwelling to two-family dwelling and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Center will be multicultural and bilingual, compatible with the neighborhood.



Z-5779

305 LAMARTINE ST.
(L.P.)

Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5782

Unification Church of Mass,
46 Beacon Street, Boston
near Spruce Street

Five-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - place of worship, parish hall, monastery.

Violation(s):

Change in conditional use.

Tax-exempt institutional occupancy is incompatible with the predominantly residential neighborhood. Recommend denial.

VOTED: In reference to petition Z-5782, Unification Church of Mass., 46 Beacon Street, Boston, for a conditional use to legalize occupancy as place of worship, parish hall, and monastery in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Tax-exempt institutional occupancy is incompatible with the predominantly residential neighborhood.



Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5789

Gerald Blocher

508 Commonwealth Avenue, Boston
near Gramm Street

Four-story structure

District(s):	apartment_____	general business <u>B-4</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: exterior display of clothing.

Violation(s):

Outdoor display of merchandise is conditional use.

Petitioner would display clothing on racks at entrance to store. Proposal would contribute to the declining atmosphere of Kenmore Square and would be contrary to the City's upgrading program. Significant abutter objection. Recommend denial.

VOTED: In reference to petition Z-5789, Gerald Blocher, 508 Commonwealth Avenue, Boston, for a conditional use for exterior display of clothing in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. Proposal would contribute to the declining atmosphere of Kenmore Square and would be contrary to the City's upgrading program. Significant abutter objection.

508 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5790
Texaco U.S.A.
888 East First Street, South Boston
at O Street

Fuel storage depot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____W-2
	single family_____		manufacturing_____

Purpose: erect self-service diesel truck stop facility.

Violation(s):

Storage of more than 15,000 gallons of flammable liquids is conditional use provided it is screened by a wall or tight fence not less than seven feet high.

It is proposed to install three 20,000-gallon above-ground diesel fuel storage tanks for self-service facility. South Boston Citizens Association is opposed. Diesel truck stop at intersection of West Broadway and A Street adequately serves needs of community. Recommend denial.

VOTED: In reference to petition Z-5790, Texaco U.S.A., 888 East First Street, South Boston, for a conditional use to erect a self-service diesel truck stop facility in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. Truck stop at intersection of West Broadway and A Street adequately serves needs of community. South Boston Citizens Association is opposed to this proposal.

FARRAGUT

STREET + E. FIRST STREET

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STREET

PLAYGROUND

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Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5791
Stuart Management Corp.
David C. Keating, President
305 Congress Street, Boston

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: erect six-story office building.

Violation(s):

Floor area ratio is excessive.

Rear yard and side and rear setback of parapet are insufficient.

Off-street parking is provided in a restricted parking district.

Plans for the brick, glass, steel office building have been progressively reviewed with staff. Waterfront access walkway will be provided. Permit has been issued by Conservation Commission. Recommend approval with proviso.

VOTED: In reference to petition Z-5791, Stuart Management Corp., 305 Congress Street, Boston, for five variances to erect a six-story office building in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-5791
305 CONGRESS ST.
(B.P.)



Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5794
Shirley Shillingford
182 Bowdoin Street, Dorchester
at Dever Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

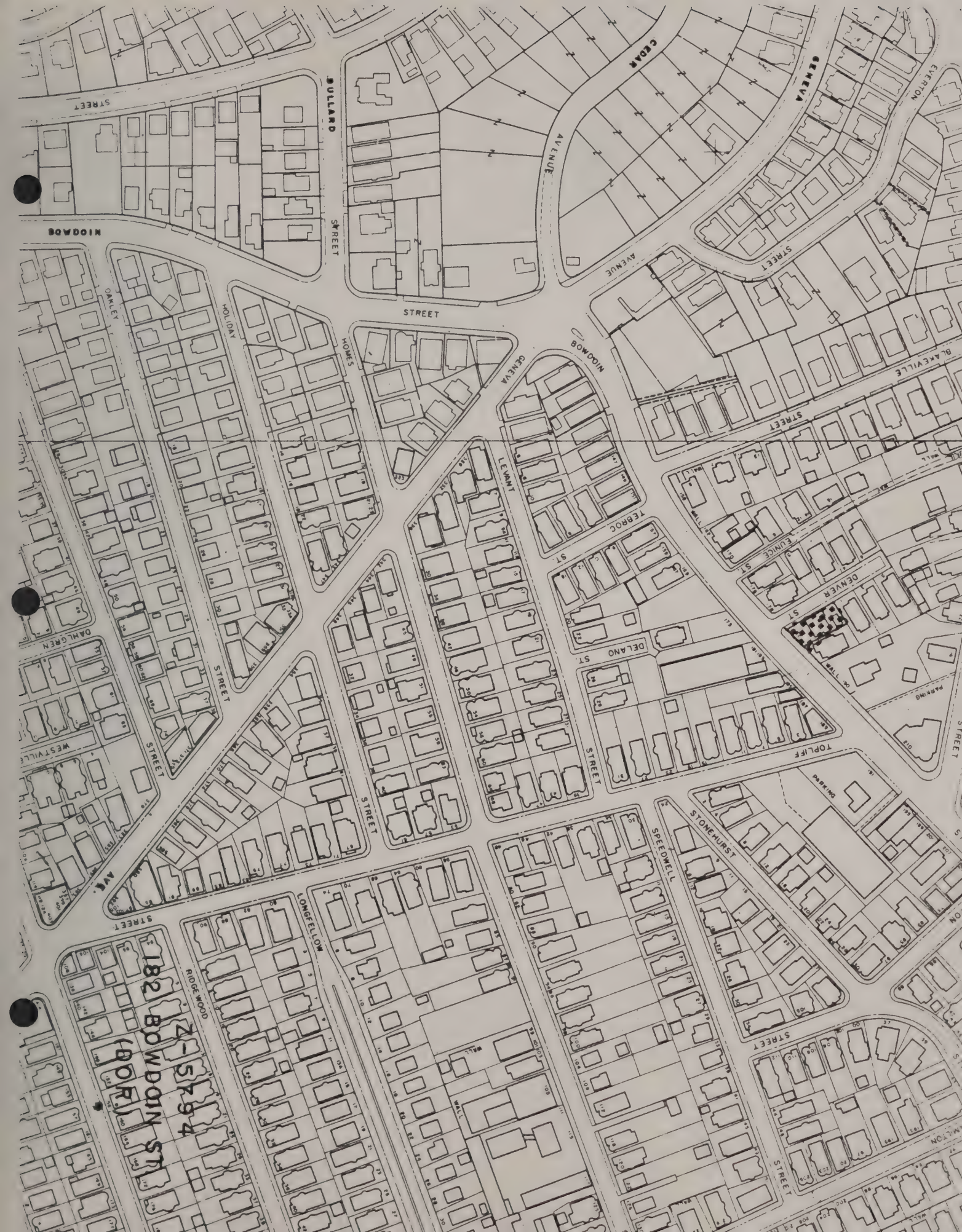
Purpose: change occupancy from one-family dwelling to one-family dwelling and real estate office; erect sign.

Violation(s):

Real estate office is forbidden use.

Office existing since April without impact. Abutters and neighbors have no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-5794, Shirley Shillingford, 182 Bowdoin Street, Dorchester, for a forbidden use for change of occupancy from one-family dwelling to one-family dwelling and real estate office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided sign plans are submitted for design review.



182 BOWDOIN ST
(FOR)
2-5794

Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5797-5798

Thomas J. Fitzgerald

538-540 Talbot Avenue, Dorchester
near Dorchester Avenue

Three-story duplex structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: combine buildings and change occupancy from lodging houses
to twelve apartments.

Violation(s):

Dwelling converted for more families which does not meet
requirements of lot area is forbidden use.

Lot area and open space are insufficient.

Structure is fire-damaged, vacant and open. Development would be compatible
with similar properties in immediate neighborhood, eliminate eyesore, and
provide much needed rental housing. Recommend approval with provisos.

VOTED: In reference to petitions Z-5797-5798, Thomas J.
Fitzgerald, 538-540 Talbot Avenue, Dorchester, for
two forbidden uses and four variances to combine
buildings and change occupancy from lodging houses
to twelve apartments in a residential (R-.8) dis-
trict, the Boston Redevelopment Authority recom-
mends approval with the following provisos: that
petitioner purchase or lease land to provide ade-
quate off-street parking; that plans be submitted
for design review.



Z-5797-98
538-40 TALBOT ST
(DOR)

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5799

John J. Bethoney

100 Allandale Street, Jamaica Plain
near Elwell Road

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect one-story structure - private riding academy and stable
for 16 horses and 4H Club for Jamaica Hills children

Violation(s):

Private riding academy with stable facilities is forbidden use.

Rear yard is insufficient.

Authority recommended denial of similar petition in May, stating that
petitioner should meet with abutters and neighborhood to resolve differences.
Board of Appeal denied petition without prejudice.

Increased traffic and child safety are two of the concerns which petitioner
must resolve with abutters and the neighborhood, which is strongly opposed.
Recommend denial.

VOTED: In reference to petition Z-5799, John J. Bethoney,
100 Allandale Street, Jamaica Plain, for a forbidden
use and variance to erect a one-story private riding
academy—stable structure and 4H Club in a single-
family (S-.3) district, the Boston Redevelopment
Authority recommends denial. Increased traffic and
child safety are two of the concerns which petitioner
must resolve with abutters and the neighborhood,
which is strongly opposed.

Z-5799
100 ALANDALE ST.
(J.P.)



Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5801

Herbert O. Ziegler

26-28 Pond Street, Jamaica Plain
at Myrtle Street

2½-story structure

District(s):	apartment	general business	industrial
	residential R-.5	local business	waterfront
	single family		manufacturing

Purpose: subdivide; change occupancy from two-family to two one-family dwellings.

Violation(s):

Lot size, lot width, lot frontage, side yard, and rear yard are insufficient.

Proposal is to subdivide duplex structure under construction and land in rear so that neighbor may use part as a driveway. No objections.
Recommend approval.

VOTED: In reference to petition Z-5801, Herbert O. Ziegler, 26-28 Pond Street, Jamaica Plain, for five variances to subdivide and change occupancy from two-family to two one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision violations will not adversely impact neighborhood.

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Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5806
 Steven Gould
 292 Beacon Street, Boston
 near Exeter Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from nine to seven apartments; erect one-story addition.

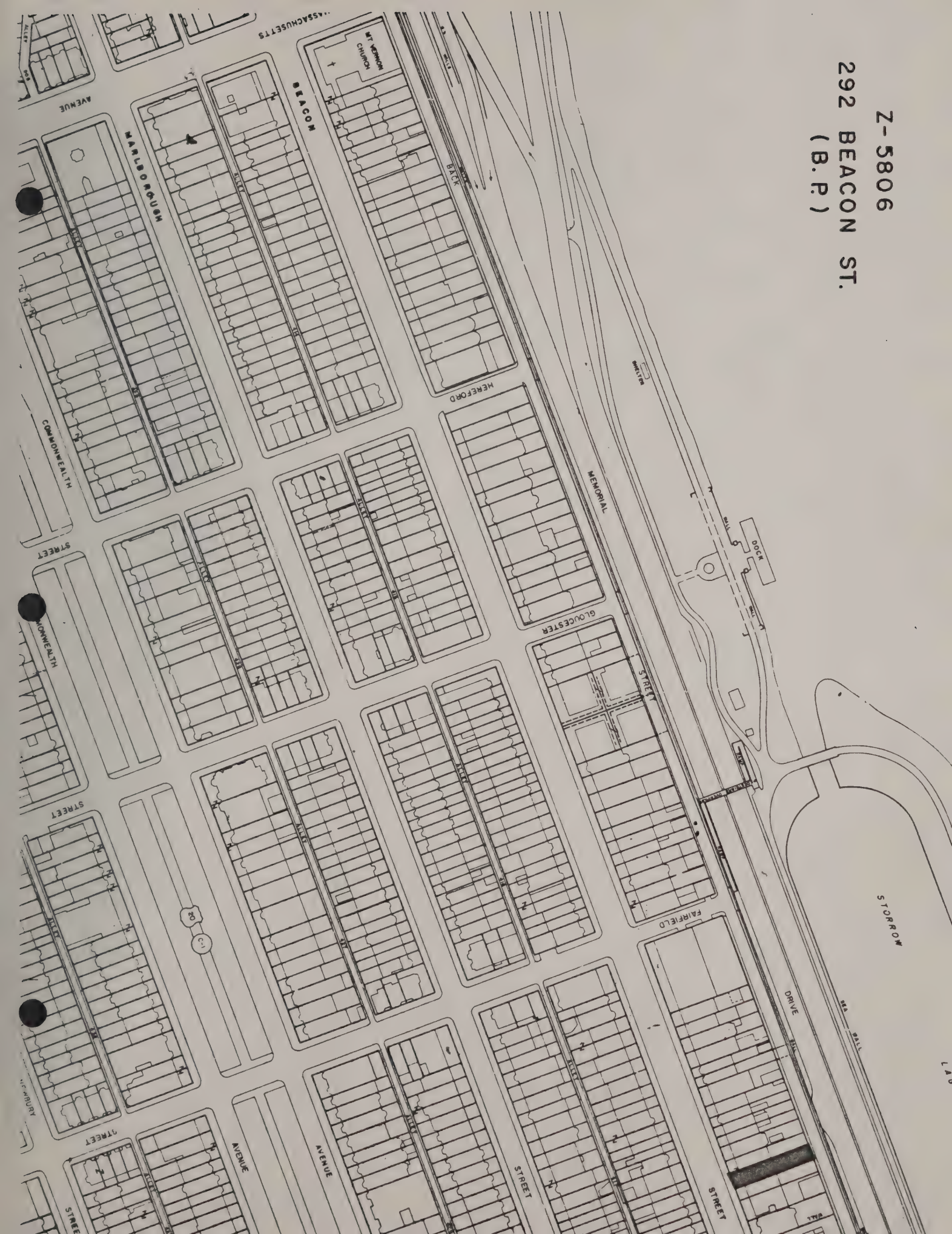
Violation(s):

Open space and rear yard are insufficient.

Occupancy has existed for past four years. Addition, to be used as greenhouse, will be constructed in rear yard, which is completely enclosed by masonry walls. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-5806, Steven Gould, 292 Beacon Street, Boston, for two variances for change of occupancy from nine to seven apartments and erect a one-story addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for past four years. Greenhouse addition to be constructed in rear yard, which is completely enclosed by masonry walls. No adverse impact.

292 BEACON ST.
(B. P.)



Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5812

Pamco Incorporated

4590 Washington Street, Roslindale
near West Roxbury Parkway

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story eight-bay self-service car wash structure.

Violation(s):

Car wash is forbidden use.

Rear yard is insufficient.

Car wash facility at this site is unreasonable. Washington Street is heavily travelled. Use would intensify the existing congestion and could create additional traffic hazards. Recommend denial.

VOTED: In reference to petition Z-5812, Pamco Incorporated, 4590 Washington Street, Roslindale, for a forbidden use and variance to erect a one-story eight-bay self-service car wash structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Car wash at this site is unreasonable. A fast food restaurant presently under construction and a supermarket immediately abut on right side. Private and public housing developments are in close proximity. Washington Street is heavily traveled. Use would intensify the existing congestion and create additional traffic hazards.

RESERVATION

PARKWAY

PARKWAY

WASHINGTON ST

SHUBERT ST

STREET

1257

BAWMS

NINISCH

HAYON

STREET

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WASHINGTON & BEECH
HOUSING DEVELOPMENT
HOS. AUTHORITY
BAS-2-2-3

STREET

BERAM

BECH AND

AVE

PHINEAS

PAVING

STREET

KITTREDGE

GLENNOWER

GRANDVIEW

STREET

HIGH POINT VILLAGE
HOUSING DEVELOPMENT

Z-5812

4590 WASHINGTON ST.
(R.O.S.)

Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5816

A. W. Perry, Inc.

16 Lincoln and 119-121 Summer Streets,
Boston

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: change occupancy from store and offices to store, offices, and school.

Violation(s):

A trade, professional, or other school is conditional use.

Adult Learning Center, funded by City of Boston school system, must relocate from 89 Franklin Street, where it has been since 1974. School offers high school equivalent English classes day and evening. Site is in close proximity to MBTA. Recommend approval.

VOTED: In reference to petition Z-5816, A. W. Perry, Inc., 16 Lincoln and 119-121 Summer Streets, Boston, for a conditional use for change of occupancy from store and offices to store, offices, and school in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. School, funded by City of Boston school system, offers high school equivalent English classes day and evening. Site is appropriate, proximate to MBTA.



7-5816

16 LINCOLN ST.
119 - 121 SUMMER ST.
(B.P.)

SOUTH
STATION

Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5817

Adele Larson

28 Zamora Street, Jamaica Plain
near Castleton Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling and law office.

Violation(s):

Law office is forbidden use.

Office facility is totally inappropriate and would have a disturbing impact on this small residential street. Abutters are opposed; strong neighborhood opposition. Recommend denial.

VOTED: In reference to petition Z-5817, Adele Larson, 28 Zamora Street, Jamaica Plain, for a forbidden use for change of occupancy from one-family dwelling to one-family dwelling and law office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Office facility is totally inappropriate and would have a disturbing impact on this small residential street. Abutters are opposed; strong neighborhood opposition.



MASS OSTEOPATHIC
HOSPITAL

MEDICAL
BUILDING

CARDINAL
O'CONNELL
MINOR SEMINARY

TENNIS
COURTS

Z-5817

28 ZAMORA ST.

(J.P.)

OLMSTED PARK

AVENUE
DRIVE
TOWN
CITY
OF
BROOKLINE
BOSTON

POND

PERKINS

Board of Appeal Referrals 9/16/82

Hearing: 9/28/82

Z-5818-5820
 Ready Realty Trust
 25 P Street, 881-883 East Second Street,
 39-41 P Street, South Boston

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: combine lots; change occupancy to wholesale business, accessory office, accessory storage, assembly-packaging for sale and distribution.

Violation(s):

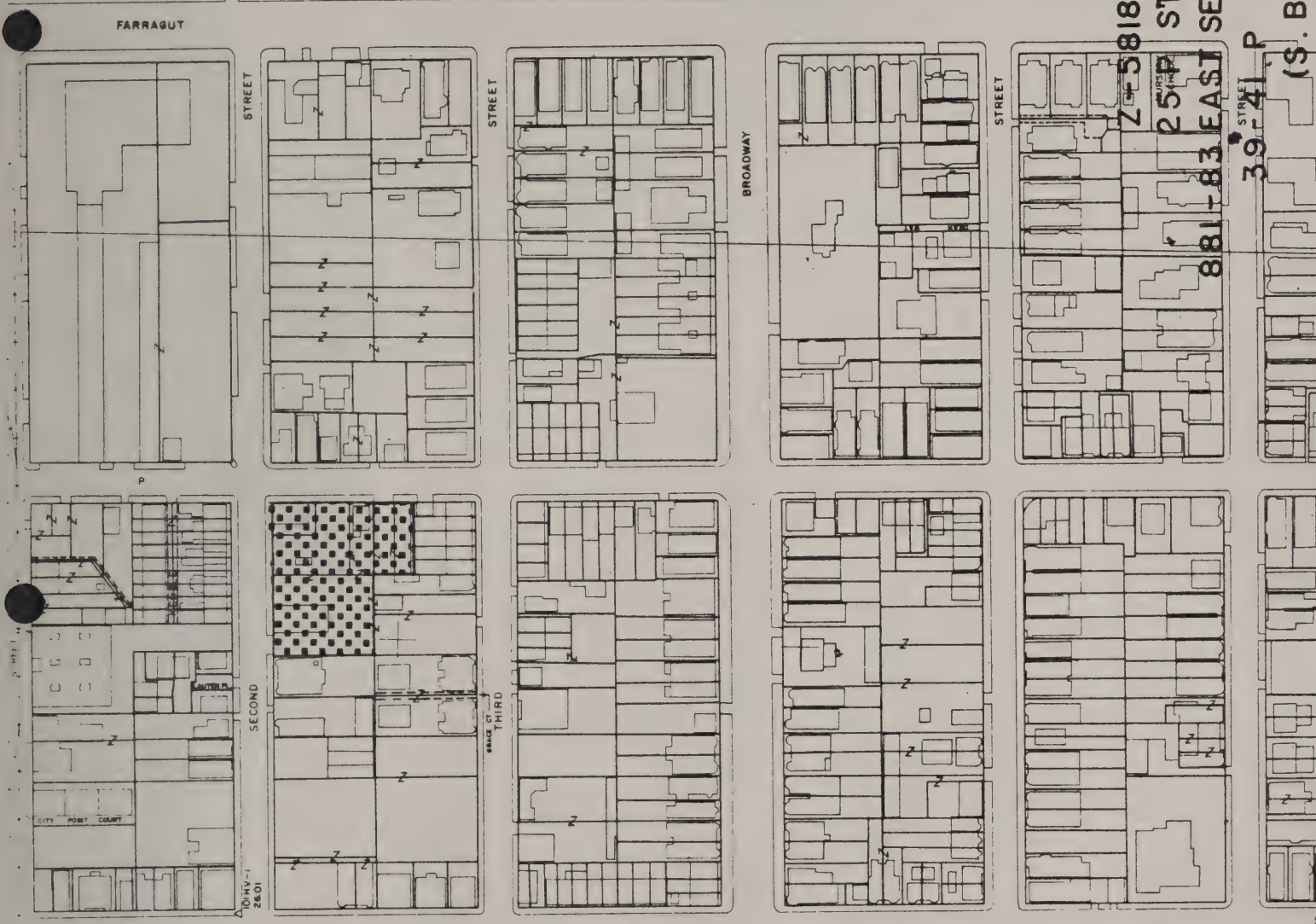
Wholesale business with accessory storage is forbidden use.

Assembly, packaging, sale, and distribution accessory to wholesale business are conditional uses.

Change in nonconforming use.

Property has been used for light manufacturing and assembly of lanterns for approximately thirty years. Prospective purchaser would establish wholesale flower business. Abutters have no objections, but would like open area maintained on a regular basis. Recommend approval with provisos.

VOTED: In reference to petitions Z-5818-5820, Trustees of Ready Realty Trust, 25 P Street, 881-883 East Second Street, and 39-41 P Street, South Boston, for three forbidden uses, three conditional uses and change in nonconforming use for change of occupancy to wholesale business in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that open area be maintained on a regular basis; that landscaping plans be submitted for design review.



Z-5818-20
STREET
25TH
881-83 EAST
SECOND ST.
39TH P STREET.
(S.B.)

Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5822

Richard A. Brower

543-547 Washington Street, Brighton
near Fairbanks Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

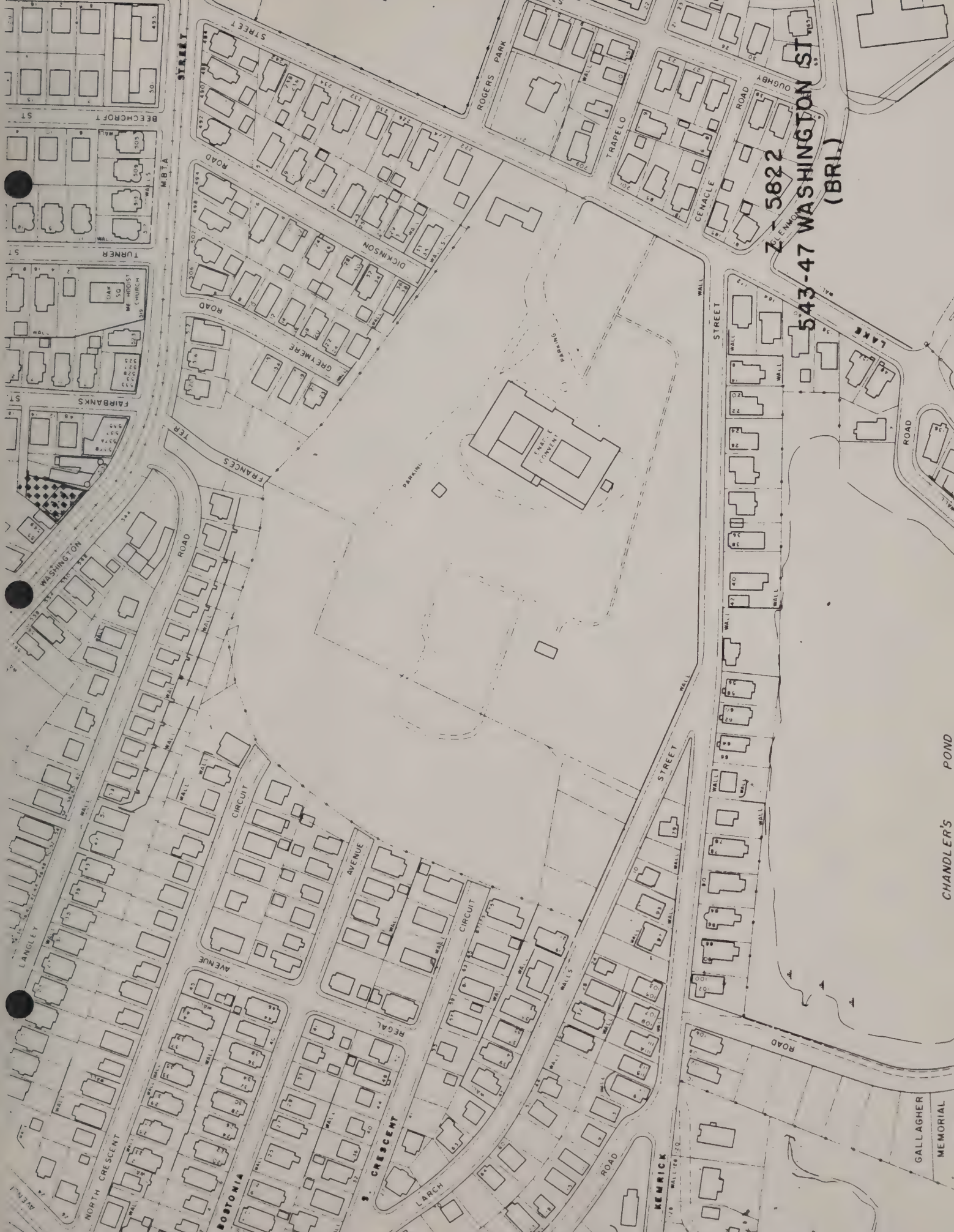
Purpose: change occupancy from stores to one apartment, barber shop,
retail store, engineering office.

Violation(s):

Lot area and side yard are insufficient.

Substantial rehabilitation will enhance property and residential—local
business neighborhood. Violations will not have adverse impact.
Recommend approval.

VOTED: In reference to petition Z-5822, Richard A. Brower,
543-547 Washington Street, Brighton, for two
variances for change of occupancy from stores to
one apartment, barber shop, retail store, and
engineering office in a local business (L-.5)
district, the Boston Redevelopment Authority
recommends approval. Substantial rehabilitation
will enhance property and residential—local
business neighborhood. Violations will not have
adverse impact.



Z-5822

543-47 WASHINGTON ST
(BRL)

CHANDLER'S POND

GALLAGHER
MEMORIAL
BANK

Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5823

Chinese Christian Church of N. E., Inc.
52-56 Harvard Street and
62 Tyler Street, Boston

Parking lot

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for parking of 32 cars for fee.

Violation(s):

Parking lot is conditional use.

Accessory use may not occupy front or side yard.

Petitioner does not have parking freeze permit. Lot cannot safely accommodate 32 cars. Plan, which indicates 19 spaces, is inadequate; safety, design, and circulation are major concerns. Recommend denial.

VOTED: In reference to petition Z-5823, Chinese Christian Church of N. E., Inc., 52-56 Harvard Street and 62 Tyler Street, Boston, for a conditional use and variance for use of premises for parking of thirty-two cars for fee in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. Petitioner does not have parking freeze permit. Lot cannot safely accommodate 32 cars. Plan, which indicates 19 spaces, is inadequate; safety, design, and circulation are major concerns.



52-56 HARVARD ST.
62 TYLER ST.
(B.P.)

Z-5823

(B.P.)

BOSTON
EDISON
CO.

Board of Appeal Referrals 9/16/82

Hearing: 10/5/82

Z-5824-5825

Roman Wojdyslawski

826, 830-832 Dorchester Avenue, Dorchester
near Locust Street

Two one-story structures (attached)

District(s):	apartment <u>H-1-50</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

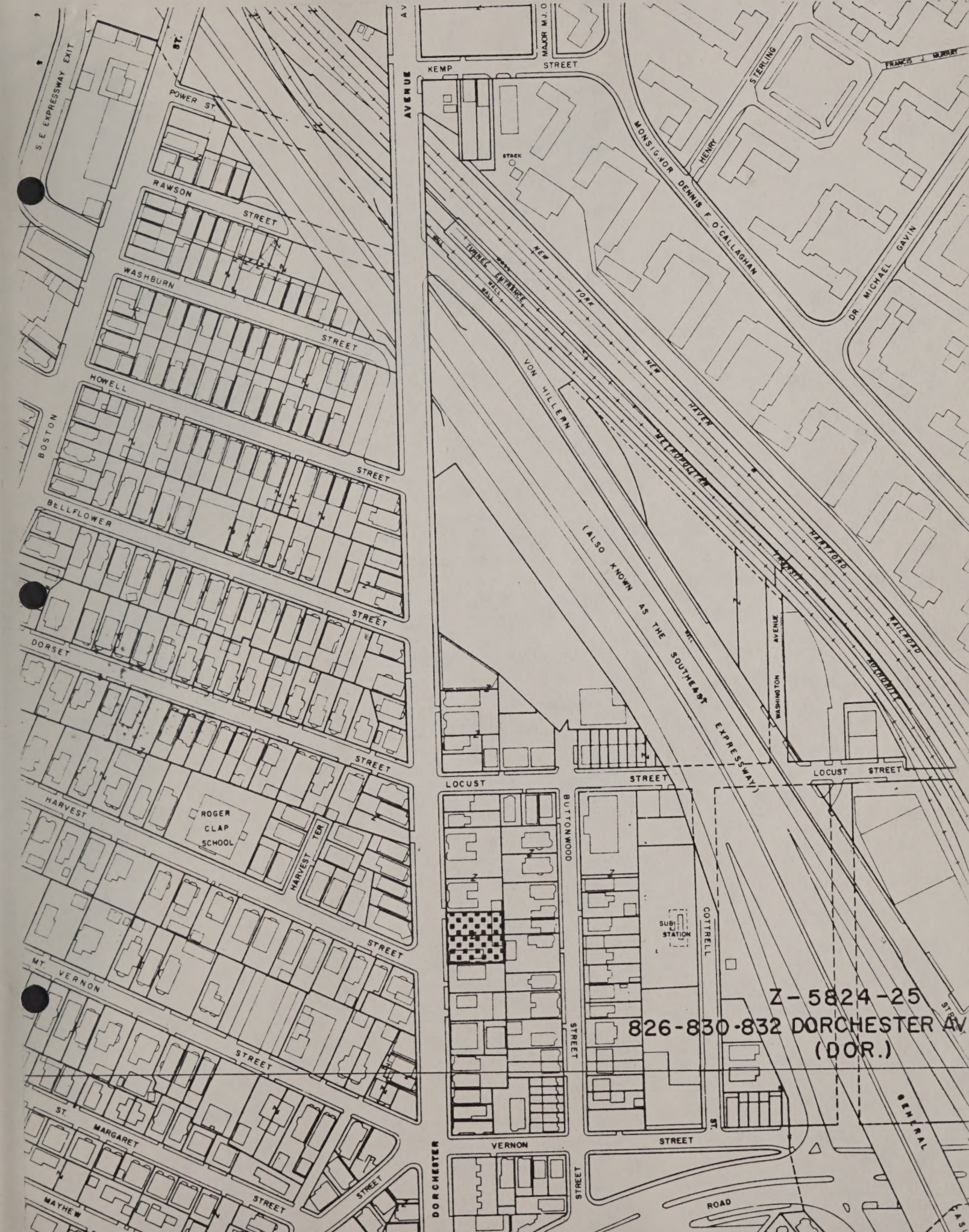
Purpose: change occupancy from two- and four-car garages to auto repair and installation-service of auto air conditioners.

Violation(s):

Repair garage is forbidden use.

Facility, Boston Autostop Services, is existing. Neighborhood concerns are parking of cars with "for sale" signs and cars to be repaired on Dorchester Avenue and possible expansion. Use is incompatible with residential properties. Abutters, residents, Columbia Savin Hill Civic Association are opposed. Recommend denial.

VOTED: In reference to petitions Z-5824-5825, Roman Wojdyslawski, 826-830-832 Dorchester Avenue, Dorchester, for two forbidden uses for change of occupancy from two- and four-car garages to auto repair and service in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Facility, Boston Autostop Services, is existing. Neighborhood concerns are parking of cars with "for sale" signs and cars to be repaired on Dorchester Avenue and possible expansion. Use is incompatible with residential properties. Abutters, residents, and Columbia Savin Hill Civic Association are opposed.



Z-5824-25
826-830-832 DORCHESTER AV
(DOR.)

Board of Appeal Referrals 9/16/82

Hearing: 9/21/82

Z-5830-5831

Back Bay Associates

399 and 415-421 Boylston Street, Boston
near Arlington Street

District(s): apartment _____ general business B-10-155 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: combine lots; erect 13-story office-retail structure;
 alter-rehabilitate existing eight-story office-retail structure.

Violation(s):

Design of off-street loading facilities does not conform to Code.

Front yard is insufficient.

Four existing structures (367-405) will be demolished for construction of
 a new office structure.

Structure at 415-421 will be totally rehabilitated.

Proposal has been granted Certificate of Appropriateness by Back Bay
 Architectural Commission. Recommend approval.

VOTED: In reference to petitions Z-5830-5831, Back Bay
 Associates, 399 and 415-421 Boylston Street, for
 two variances to combine lots, erect a thirteen-
 story office-retail structure, and alter-
 rehabilitate existing eight-story office-retail
 structure in a general business (B-10-155) dis-
 trict, the Boston Redevelopment Authority recom-
 mends approval. Proposal has been granted a
 Certificate of Appropriateness by the Back Bay
 Architectural Commission.



Z-5830-31

399 BOYLSTON ST.
415-421 BOYLSTON ST.
(B.P.)

